

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**OCTOBER 5, 2011
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Comprehensive Plan Amendment and Zoning Ordinance Amendment; Transfer of Development Rights](#) (Time Limit: December 5, 2011) (Deferred at September 21, 2011 meeting to October 5, 2011)
2. [SUB1100059; Brentsmill, Section 3, Preliminary Subdivision Plan](#) - A preliminary cluster subdivision plan for 28 single family dwellings, zoned R-1, Suburban Residential Zoning District, on Assessor's Parcel 21-148, consisting of 15.95 acres, located at the intersection of Naples Road and Bismark Drive in the Brentsmill Subdivision, within the Griffis-Widewater Election District. (Time Limit: December 20, 2011) (Deferred at September 21, 2011 meeting to October 5, 2011)
3. [RC1100077; Reclassification - Stafford Sports Center](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District to allow retail, office, and indoor recreational enterprise uses on Assessor's Parcel 20-12, consisting of 23.79 acres. The property is located on the south side of Garrisonville Road approximately 250 feet west of Parkway Boulevard within the Garrisonville Election District. (Time Limit: December 20, 2011) (Deferred at September 21, 2011 meeting to October 5, 2011)
4. [COM1100171; Comprehensive Plan Compliance Review - Telecom Tower, Telemedia Broadcasting Tower](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code Section 15.2-2232, for a telecommunications facility, specifically for a radio broadcasting and wireless communications tower, located on the north side of Hollywood Farm Road, approximately 350 feet east of Fisher Lane on Assessor's Parcel 60-7A within the George Washington Election District. (Time Limit: November 20, 2011) (Deferred at September 21, 2011 meeting to October 5, 2011)
5. [CUP1100167; Conditional Use Permit - Telecom Tower, Telemedia Broadcasting Tower](#) - A request for a Conditional Use Permit to allow a telecommunications facility, specifically for radio broadcasting, in an A-1, Agricultural Zoning District on Assessor's Parcel 60-7A, consisting of 8.09 acres. The property is located on the north side of Hollywood Farm Road approximately 350 feet east of Fisher Lane within the George Washington Election District.

The Applicant requests a permit to build a 480 foot-tall tower to accommodate a minimum of three (3) wireless communication service providers, broadcasting for a radio station, and future public safety communication equipment. **(Time Limit: December 20, 2011) (Deferred at September 21, 2011 meeting to October 5, 2011)**

6. [Zoning Ordinance Amendment; Recycling Definition](#) **(Time Limit: January 19, 2011) (Deferred at September 7, 2011 meeting to October 5, 2011)**
7. [Zoning Ordinance Amendment; Farmers Market](#) **(Time Limit: January 19, 2011)**
8. [Zoning Ordinance Amendment; Exempt Subdivision](#) **(Time Limit: December 7, 2011) (Scheduled for October 5, 2011)**
9. Zoning Ordinance Amendment; Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) **(Time Limit: October 6, 2010) (History - Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting) (Deferred - Requesting additional time from Board of Supervisors)**

NEW BUSINESS

10. [SUB2800773; Westlake, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 701 single family detached units, zoned R-1 and R-2, consisting of 446.46 acres located on the south side of Warrenton Road between Richards Ferry Road and Cedar Grove Road along Horsepen Run on Assessor's Parcels 35-20, 20A and 21 within the Hartwood Election District. **(Time Limit: December 28, 2011)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

11. [AMENDMENTS TO THE STAFFORD COUNTY COMPREHENSIVE PLAN \(the "Comprehensive Plan"\)](#) - The County proposes to amend the Comprehensive Plan by amending the textual document entitled "Stafford County Comprehensive Plan, 2010 – 2030" (the "2010 – 2030 Plan"), dated December 14, 2010 and last revised on June 7, 2011, in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The proposed amendment would add an Implementation Plan as a new chapter (Chapter 7) to the 2010 – 2030 Plan. The draft Implementation Plan provides concrete, actionable steps required to implement the goals, objectives, and policies of the Comprehensive Plan. It includes an Action List that divides the tasks into the main goal topics affected by growth, including, but not limited to, Land Use, Environment, Transportation, Utilities, Other Community Facilities and Infrastructure, Housing, Public Safety, Fiscal Responsibility, Cultural Resources, and Economic Development. A timeline is included that prioritizes the tasks with completion dates and responsible government entities. In addition, the draft Implementation Plan identifies how monitoring and tracking may occur. **(Time Limit: November 5, 2011)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

August 17, 2011

September 7, 2011

ADJOURNMENT